

**REQUEST FOR COUNCIL ACTION**

**SUBJECT:** Adopt Ordinance # 14-11 ratifying residential density for the Preliminary Development Plan for the Gardner Station.

**SUMMARY:** The Applicant for the Gardner Station Preliminary Development Plan has submitted and agreed to an amended Preliminary Development Plan making significant changes in response to neighborhood concerns. These changes are encompassed in the conditions of approval below.

**FISCAL IMPACT:** None.

**STAFF RECOMMENDATION:**

Staff recommends that the City Council ratify the Planning Commission's approval of the Gardner Station Preliminary Development Plan residential density of 19.2 units per acre for a total of 224 multi-family residential dwelling units subject to five conditions of approval.

**RECOMMENDED MOTION:**

"Based on the information set forth in this staff report and gained in the public hearing, I move that the City Council adopt Ordinance # \_\_\_\_\_, ratifying the Planning Commission's approval of a residential density of 19.2 units per acre for a total of 224 multi-family residential dwelling units for the Gardner Station project with the following five conditions of approval:

1. Maximum building height of all structures is fifty-eight (58) feet.
2. Developer installation of a center left-turn lane on 1300 West at the north entrance to the site.
3. Developer installation of right-turn deceleration lane and right-turn acceleration lane on 1300 West at the north entrance to the site.
4. Developer installation of a four to six-foot wide sidewalk from 1300 West to Gardner Village along the north access of the site, including a pedestrian bridge over the North Jordan Canal, if necessary.
5. Execution of a development agreement between the City and Gardner Village LC. prohibiting multi-family structures on the corner of 7800 South and 1300 West."


**ALTERNATE MOTION:**

"Based on the information set forth in this staff report and gained in the public hearing, I move to deny ratification of the Planning Commission's approved density for Gardner Station and refer the matter back to the Planning Commission with directions as follows:

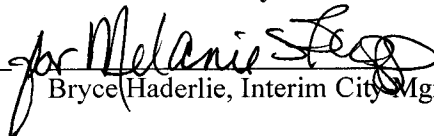
1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**Roll Call vote required**

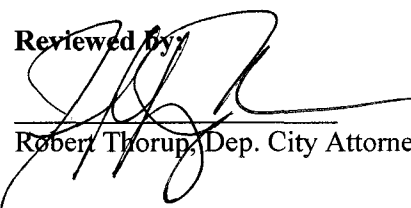
**Prepared by:**

  
Tom Burdett, Development Dir.

**Recommended By:**

  
Bryce Haderlie, Interim City Mgr.

**Reviewed By:**

  
Robert Thorup, Dep. City Attorney

**Ordinance**

**(Attached)**

**Ordinance**

**THE CITY OF WEST JORDAN, UTAH**

**A Municipal Corporation**

**ORDINANCE NO. 14-11**

**AN ORDINANCE RATIFYING THE PLANNING COMMISSION'S APPROVAL OF THE STATION AT GARDNER MILL PRELIMINARY DEVELOPMENT PLAN AND ASSOCIATED DENSITY OF 19.25 UNITS PER ACRE FOR A TOTAL OF 224 MULTI-FAMILY RESIDENTIAL DWELLING UNITS ON PROPERTY LOCATED APPROXIMATELY AT 7659 SOUTH 1300 WEST**

WHEREAS, an application was made by Colosimo Brothers for a Preliminary Development Plan to allow for 224 multi-family residential dwelling units for a density of 19.25 units per acre on property located approximately at 7659 South 1300 West; and,

WHEREAS, on August 19, 2014, the Planning Commission approved the preliminary development plan, and forwarded a positive recommendation to the City Council to ratify their approval of the development plan allowing for 224 multi-family residential dwelling units and density of 19.25 units per acre on the property; and,

WHEREAS, a public hearing, pursuant to public notice, was held before the City Council on November 19, 2014; and,

WHEREAS, the City Council of the City of West Jordan finds, subject to the specified conditions, that:

1. The proposed development plan is consistent with the intent of the goals and policies of the general plan and the purpose of the zone district in which the plan is located; and,
2. The proposed site development plan's building heights, building locations, access points and parking areas will not negatively impact adjacent properties or the surrounding neighborhood; and,
3. The proposed development promotes a functional relationship of structures to one another, to open spaces and to topography both on the site and in surrounding neighborhood; and,
4. The height, location, materials, color, texture, area, setbacks and mass, as well as parts of any structure (buildings, walls, signs, lighting, etc.) and landscaping, is appropriate to the development, the neighborhood and the community; and,
5. Ingress, egress, internal and external pedestrian and traffic circulation, off-street parking facilities, loading and service areas, and pedestrian ways are designed to promote safety and convenience; and,
6. The architectural character of the proposed development is in harmony with and compatible to those structures in the neighboring environment and the architectural character desired for the city, avoiding excessive variety or monotonous repetition; and,
7. Public facilities and services intended to serve the subject development, including, but not limited to, roadways, parks and recreational facilities, schools, police and fire protection, storm water drainage systems, water supplies, wastewater, power and refuse collection will be adequate to serve the site.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST JORDAN, UTAH:

Section 1. The Gardner Station Preliminary Development Plan be ratified to allow a development containing 224 multi-family residential units on property generally located at 7659 South 1300 West (parcels 21-26-251-020, 017, 022; 21-35-101-004) containing 11.6 acres, more or less, and permitting a maximum density of 19.25 units per acre.

The described property shall hereafter be subjected to the Planned Community (P-C) (TSOD) land-use restrictions and all other City Ordinances, Standards and Policies currently enacted and in association with the presented and accepted Station at Gardner Mill Preliminary Development Plan.

Section 2. Ratification of the development plan is subject to the following conditions of approval:

1. Maximum building height of all structures is fifty-eight (58) feet.
2. Developer installation of a center left-turn lane on 1300 West at the north entrance to the site.
3. Developer installation of right-turn deceleration lane and right-turn acceleration lane on 1300 West at the north entrance to the site.
4. Developer installation of a four to six-foot wide sidewalk from 1300 West to Gardner Village along the north access of the site, including a pedestrian bridge over the North Jordan Canal, if necessary.
5. Execution of a development agreement between the City and Gardner Village LC prohibiting multi-family structures on the corner of 7800 South and 1300 West.

Section 3. This Ordinance shall become effective upon publication or upon the expiration of twenty days following passage, whichever is earlier.

Passed by the City Council of West Jordan, Utah, this 19<sup>th</sup> day of November, 2014.

CITY OF WEST JORDAN

\_\_\_\_\_  
Kim V. Rolfe  
Mayor

Voting by the City Council	"AYE"	"NAY"
Councilmember Haaga	_____	_____
Councilmember Hansen	_____	_____
Councilmember McConnehey	_____	_____
Councilmember Nichols	_____	_____
Councilmember Southworth	_____	_____
Councilmember Stoker	_____	_____
Mayor Kim V. Rolfe	_____	_____

**CITY CLERK/RECORDER'S CERTIFICATE OF PUBLICATION**

I, Melanie S. Briggs, certify that I am the City Clerk/Recorder of the City of West Jordan, Utah, and that the foregoing ordinance was published in the Legal Section of the Salt Lake Tribune, and on the City's website: [www.wjordan.com](http://www.wjordan.com), on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, pursuant to Utah Code Annotated, 10-3-711.

MELANIE S. BRIGGS, MMC  
City Clerk/Recorder

[SEAL]